



City of Ansonia

253 Main Street
Ansonia, Connecticut 06401
(203) 736-5900

Narrative Information Sheet

Ansonia, Connecticut – Brownfields Community-Wide Assessment

1. Applicant Identification
City of Ansonia, Connecticut
253 Main Street
Ansonia, Connecticut 06401
2. Funding Requested
 - a. Grant Type = Community-wide
 - b. Federal Funds Requested
 - i. \$300,000
 - c. Contamination = Hazardous Substances
3. Location
City of Ansonia

New Haven County

Connecticut 06401
4. Property Information
Community-wide
5. Contacts
 - a. Project Director
Sheila O'Malley
Economic Development Director/Grants Administrator
253 Main Street
Ansonia, CT 06401
203-437-1598
somalley@ansoniac.org



City of Ansonia

253 Main Street
Ansonia, Connecticut 06401
(203) 736-5900

b. Chief Executive/Highest Ranking Elected Official

David S. Cassetti
Mayor, City of Ansonia
253 Main Street
Ansonia, CT 06401
203-736-1500
dcassetti@ansoniact.org

6. Population

- 18,950

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Narrative text, pages 1, 4, 5
The proposed site(s) is in a federally designated flood plain.	N/A
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A

8. Letter from the State or Tribal Environmental Authority

A letter from the State of Connecticut was prepared and attached to the application.

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

The City of Ansonia arose and was known as one of the most important industrial manufacturing communities in the State of Connecticut in the late 1800s – early 1900s. The city was built for industry around access to the Naugatuck River, whose ample flow volume and steep gradients supported great use of canals and water power at the turn of the century. Ansonia (“the Copper City”) was nicknamed for its heavy machine manufacturing industry, which included the production of copper, brass, rubber and plastics processing, iron casting, sheet metal, electric, automatic screw machine, textiles and foundry products. The entire Naugatuck Valley region once manufactured two-thirds of all the brass produced in the United States. Ansonia was the largest fabricator of nonferrous metals in the world. The once vibrant downtown area supported 5,000 – 10,000 employees in Ansonia and the Valley at various periods in the 1900s.

Now, well over 50 acres of former heavy industrial space lay unused. There are many deterrents to reuse, namely unknown but suspected subsurface brownfield impacts from long term operations that involved metals production and waste handling. In concert with the steel and brick structures that are deteriorating, many known and unknown asbestos and PCB concerns still remain. The continued distress of the many vacant factory buildings created severely blighted conditions, safety hazards and increased costs for any future renovation.

The target area for this grant is a 6-acre portion of the area described above. It is the area most likely to attract private development sooner and provide a much needed cleanup and economic boost to the community. This target area neighbors the Naugatuck River and commuter rail line, along Main Street and Route 8. It also sits immediately adjacent to a residential area, Census Tract 1254, where over 1,200 households reside.

ii. Description of the Priority Brownfield Site(s)

The city has also started tackling several brownfield sites under its “Ansonia Recharged” mission developed and implemented recently in and around the downtown area. The target area includes the northern portion of the downtown area and the industrial complex associated with it. All the sites in the target area will provide a great benefit to the community once redeveloped and reused. This area is the last remaining industrial/commercial area that can be developed without impacting green space. It is also conveniently located within the downtown area, accessible to thousands of residents, the highway and commuter train. The priority sites are described below.

The former Ansonia Copper & Brass (ACB) and Farrel Industries complex includes over 50 acres of space on the eastern side of the river (the downtown side). One section of this complex, the Liberty Square portion, includes a large (176,000 SF) building and space known as the former *Extrusion Mill*. The Extrusion Mill is complicated by its vast, expansive derelict brick and metal truss building filled with asbestos-containing materials, former machine parts, and below-ground pits where “sins” of past industry remain. While there have been some cleanup actions for above ground wastes, it is highly suspected that the earth below this site is impacted by many hazardous substances (i.e. heavy metals, chlorinated solvents, polychlorinated biphenyls (PCBs), etc.) commonly associated with heavily industrialized properties.

The Extrusion Mill is a high priority because there is pending investment from the CT DECD and non-profit land bank. It is also located closest to downtown and once developed, the next portion of the former 40 acre ACB complex can be opened up to investment and redevelopment.

A portion of the former Farrel Industries at 35 North Main, also known as the *Pandel Property* is another priority site. This property was formerly used for metal foundries and rolling mills. The building and grounds were left unused, and in 2017, as the result of continued harvesting of copper wires and metals, the buildings became unsafe for entry and partially collapsed. The building was gated off and public access prohibited except for emergency and public safety officials. The costs to secure this site have been a constant burden to the city, and city is owed more than \$100,000 in back taxes.

Given the many suspect environmental conditions present within the buildings and suspect surficial and subsurface contamination on the property, there is limited interest in private ownership and redevelopment. This is a priority site because it is located at the merger of main streets in the downtown area. This former metal foundry property is a visible “store” front in the downtown area that, if assessed, cleaned up and redeveloped, would help catapult interest in the other underused properties. It is also pending cleanup funding from the CT DECD to which the city has already applied for monies.

A third site in the list of priority sites in the target area is the former building known as *Building 70*. This complex, previously a brass foundry and fabric mill, was most recently used for storage, office space and testing process machinery. The building is suspected to contain various hazardous building materials, including asbestos, PCBs, lead-based paint. The soil and groundwater underlying the property is suspected to be impacted by hazardous substances, from the many known waste storage areas and former underground cistern. This priority site is located at the edge of the downtown area, is within walking distance to the commuter rail, and is adjacent to another building that the city is currently redeveloping into a new police station.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

Development objectives for the target area are consistent with several growth management principles of ***Connecticut’s Conservation & Development Policies: The Plan for Connecticut (2013-2018)***. Both the state of Connecticut and the Naugatuck Valley Council of Governments have identified the redevelopment of accessible urban centers, including brownfields, as top priorities for growth. Such areas, with established infrastructure systems, align with adaptive reuse strategies as they leverage existing resources.

The target area’s proximity to Ansonia’s downtown commuter rail station, also a hub for regional bus service, positions it well for development consistent with state and regional transit-oriented development goals. These goals, with their tremendous value to the expansion of housing opportunities, job creation, social equity and economic sustainability, have been carried forward into Ansonia’s local ***Plan of Conservation and Development***. Community engagement was an integral part of the update process.

Ultimately, the conservation and development plans include adding commercial and retail space, parking, commuter rail access, low-density housing, and government service offices. Future

industrial uses are prohibited. The target area, inclusive of the priority brownfield sites, is the only land available for redevelopment in the downtown. This area is far more likely to receive private development support due to its location and accessibility.

ii. Outcomes and Benefits of Redevelopment Strategy

Ansonia's comprehensive plan will support its initiatives to: (1) revitalize areas of existing infrastructure with a mix of uses; (2) expand housing opportunities to accommodate demographic trends; and (3) concentrate development around transportation nodes within a major transportation corridor while eliminating needs to expand into greenspace. The development of the target area, specifically the assessment and cleanup of the priority brownfield sites, correlate with these goals. A fourth and very important initiative/goal is to bring these sites back to the tax roll, as the area once provided over half the business taxes for the city. The residents of Ansonia have had to carry this tax burden without receiving any community benefit in return.

The *Extrusion Mill* property is situated near the southern point of the larger industrial complex. Site assessment funding will provide much needed information to leverage cleanup and reuse investment, and its planned commercial reuse success here will help leverage more funding and developer interest in the remaining sites. Note that one such proposal includes reuse as a substation that would reduce energy delivery costs for nearby uses.

The *Pandel Property* is a corner stone lot, located at the intersection of the main streets, and the southern point of the target area. Momentum gained from assessment and cleanup at this property will stimulate assessment and cleanup progress on the adjacent properties that make up the remaining 40+ acre industrial area. Having known assessment data and understanding the environmental and business risks, potential developers will have the financial clarity which is essential to finance a completed redevelopment scheme.

The eventual plan for the assessment at the *Building 70 property* will allow for reuse of this vacant building space in the downtown area. The property is currently off the tax roll, but office/retail space and parking are needed downtown. Once assessed, there will be usable environmental data for a developer to consider for private investment funding. The city will partner with the developer to usher it through the cleanup process and eventual redevelopment. This property also has the potential for historic reuse tax credits.

Ansonia expects that new buildings and facilities will utilize supplemental solar energy as well as incorporate energy-efficient designs. The city has an ordinance that requires all development projects to consider alternate energy sources.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Ansonia is eligible for additional grants and loans related to brownfields assessment, cleanup and development and other related public works projects such as street and utility upgrades. Sources of funding that the city has benefitted from include the CT DOT for projects that helped expand roads and bridges, Urban Act grants for brownfield cleanup, planning grants for traffic and parking studies, and recent CT DECD grants for brownfield assessments (attached for reference).

Ansonia knows that completed site assessments stimulate cleanup and reuse. This has been realized at two recent downtown sites – the 497 East Main Street and 420 Main Street properties,

where site assessment through CT DECD brownfield grants helped spur private transfer and development/ design. Similarly, recent brownfield assessment has enabled the city to acquire an unused building and start its design and buildout for a much needed public safety office. There is already a developer interested in one priority site (*Building 70 property*; which has been deemed eligible for historic tax credits), and a development agency interested in the *Extrusion Mill property*. The CT DECD has expressed willingness to the city to provide demolition funding for the *Pandel Property*, after environmental assessments are complete. Thus, the city is in great need of assessment funds so it can obtain these potential State cleanup funds for building demolition.

ii. Use of Existing Infrastructure

For each of the priority sites and within the target area, there is existing infrastructure available to facilitate various reuse options. For instance, each site is closely aligned with existing utilities because they are in the downtown area and were once very active sites. Water, sewer, electric and cable are all present at or adjacent to each site. Road and access ways are also present. There is also an active commuter rail line present, a major highway, and a river.

While infrastructure exists, site development will provide opportunities to modify and improve the access to the many already existing utilities, which would then be updated and modernized with more efficient measures. The city has already engaged one professional engineer for traffic studies, and another, using a brownfield planning grant from the CT DECD, to assess conditions of existing utilities and map them for future use.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need**

i. The Community's Need for Funding

Ansonia is one of the most distressed communities in the state of Connecticut, ranking 2nd most distressed [CT DECD list (2017)]. While the industrial center of the community (the target area) provided a tremendous resource to the city in the early and mid 1900s, the departure of the metals manufacturing businesses has left a void in job opportunities and tax income. While the city has managed to tackle some of the dozens of brownfield sites using some of its available funding and tapping into other resources (state grants for instance), the amount of abandoned, unaccounted for property and suspected pollution is too vast for a small community like Ansonia to address without additional support. One QEP estimated almost \$2 million in assessment funding is likely needed in this area. Cleanup costs are a greater burden as the abatement and demolition figures range from \$5 to \$10 million, according to several professional contractor sources.

This target area population is 3,300 and it is the area with the lowest income (57% low-income; 30% below poverty) and employment rates, higher minority population and the most at risk due to their proximity to these brownfield sites (census data sources). Although there are over a dozen key brownfield sites community-wide, by far the largest number of brownfields yet to be addressed are located in this target area (8 in all; over 50 acres). The city's limited non-residential tax revenue and 2014 median and mean income levels (\$27,750 and \$41,230, respectively) are far below the state averages. Ansonia is in dire need of state and/or federal assistance to tackle the volume of brownfields properties which exist in the target areas.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Assessment of the target area properties will help identify and change conditions to reduce future exposures, the potential trespassing and vandalism, theft (of metal scrap) and risk of fire and building collapse. These types of activities (some of which have occurred on the sites) could potentially result in a release of chemicals to the environment and result in potential health impacts to the public and the nearby river. While some assessment and building demolition has been conducted in the past, continued work is needed but has stalled in recent years for monetary reasons. Hence, this neighborhood of the lowest income in the city, with the highest minority population, is faced with the typical environmental justice issue of living too close to danger. These abandoned properties have also become a burden on municipal services due to the constant need to negotiate with the owners, afford legal assistance, and patrol for safety reasons.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The priority sites within the target areas, are in close proximity to several residential neighborhoods (Liberty Street) which are homes to families with young children (< 18 years old). Thus, exposure to lead is of a great concern. According to the Valley Health District, lead screening statistics, children (<6 years old) within Ansonia have higher blood lead levels compared to state screening levels (Source: Community Health Profile (CHP) Report, 2010)). The Environmental Justice (EJ) mapping tool indicates lead issues are in the 79-82 percentiles here.

Several carcinogenic and severe health limiting compounds (i.e. asbestos, benzene, arsenic, lead, PAHs, solvents) are suspected to be present at the priority sites and pose a health threat to nearby residential receptors, including more sensitive women and children. According to the EJ mapping tool, issues related to cancer and respiratory concerns are in the 88 percentile.

The reduction/cleanup of the potential suspect cancer causing substances within the target area will reduce current and future health risks. With this grant, three more sites will have data necessary to make cleanup planning decisions and access public and private cleanup funding.

(3) Economically Impoverished/Disproportionately Impacted Populations

The poverty rate within the Ansonia for the years 2010-2014 was 19.2% and is higher than both County (12.7%) and State (10.5%) poverty rates. This has grown to 30% in 2018. Only about 50% of the population has higher education beyond high school. Chronic absenteeism within the Ansonia School District is above state rates at all levels-primary, secondary and high school. The population has 51% minority residents and 57% of residents are low-income.

The unemployment rate in 2016 within Ansonia was 9.2%, higher than both County (7.2%) and State (6.6%) unemployment rates [Source: Connecticut Census Data, 2016].

Property reuse and redevelopment that would offer renewed job skills and training and/or new employment could change the outlook and economic future of the neighborhood. These issues can be tackled starting with the EPA's support. Site cleanup will lead to development, which will help address economic issues as new jobs and places to live and shop become realized. Property values will increase with new development at these priority sites and beyond, an additional end benefit.

b. Community Engagement

i. Community Involvement

For purposes of this grant opportunity, Ansonia has identified the following specific partners. Note that through its periodic requests for volunteers, and community messaging, other local citizens become included in key planning processes and planning, such as the newly formed police building committee, where a new police station will be incorporated into one of the city's brownfield sites.

Organization	Contact	Role
Police Building Committee	Kevin Hale, Chief (203) 735-1885	Provide meeting input, hosting and technical input on cleanup planning.
Valley Community Foundation	Sharon Closius, President sclosius@valleyfoundation.com	Contribute time for report/technical review; advertise meetings; possible financial assistance.
Valley Council of Arts, Main Street	Rich DiCarlo, Director studiochid@sbcglobal.net (203) 906-4343	Contribute time for report/technical review; advertise meetings.
The Workplace 4 Fourth Street	Joe Carbone, President and CEO, (203) 397-6647	Provide input on reuse planning; support work force development; track jobs.
American Legion Post 50, 5 North Cliff Street	Pat Henri Patrick.a.henri@lmco.com	Contribute technical input; host meetings; advertise for meetings.

ii. Incorporating Community Input

Ansonia plans to host at least two focused public meetings related to this grant. The purposes of the meetings will be to (1) inform the public of the grant award, plans for use of the grant, and distribute contact information for questions and feedback; and (2) inform the public of assessment results, including figures and data related to site conditions and pollution detected. Since part of the assessment funds will be used at an adjacent site to the planned police station, regular updates to the police building committee will occur as well (committee meets monthly).

Ansonia will continue to use its multi-media, multi-outreach approach to communicate with the citizens regarding opportunities for involvement and comment from the targeted community. This includes web postings and publicly announced open meetings. Note that several of the community partners listed above offered assistance in advertising and hosting meetings.

When requested, Ansonia will use its resources to provide language translation of documents. It will also provide assistance for those that may be visually-impaired, if requested. To date, there have been no specific requests for this assistance.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

The reuse of this target area will make use of the key infrastructure already available to the area - a smart growth principle that Ansonia is utilizing. Mixed use of commercial, retail, and high density housing is targeted to improve city tax income, increase job opportunities, increase affordable living space through equitable development measures. This will keep people living downtown rather than cause displacement that can come with investing in commercial uses only.

The city is prepared to use the grant funding immediately. There are 8 brownfield sites identified in the target area. Three of the sites have been prioritized based on community input and development interests, and are expected to receive favorable site eligibility determinations. These include portions of the former Ansonia Copper & Brass (ACB) facility (a 40+ acre industrial area, *namely the former Extrusion Mill*), *the Pandel Property (a 4-acre former industrial/ manufacturing site)*, and *the 65 Main Street complex*.

The primary goal for this project is to complete building and subsurface assessments (Phase II type assessments) at these properties within a 2-year schedule. The eligible tasks are as follows:

Task 1: Cooperative Agreement Oversight – The Cooperative Agreement will be directly overseen by the city’s DED. This department is led by its Director with support from the city’s full time Grant Specialist. The DED will support key activities such as procurement, reporting, tracking and financial monitoring. It is anticipated that the city’s time spent on this task will not be reimbursed (i.e., the city is contributing its own resources for this much of task). Hence, the only activity requiring grant funds is travel to regional meetings and a national conference.

Task 2: Community Outreach - Ansonia will prepare for and hold at least two community meetings, prepare and update the city’s brownfields website, and provide all property related materials at each meeting. This task will also be led by the DED. Similar to Task 1, the city’s labor will be contributed. Support is expected by the QEP for these meetings. In addition to meetings to update the community on the progress of the assessment activities (specific to environmental assessment), the city expects to hold two to three meetings (one per site) to discuss reuse plans and allow the community to provide input related to reuse options and neighborhood concerns. Note that for each meeting, a specific request for attendance will be made to the Naugatuck Valley Health Department.

Task 3: Site Assessments – Ansonia plans to utilize this funding to update Phase I Assessments (AAI) on 3 or more parcels. In addition, it is expected that the city will conduct Phase II type assessments on the three priority parcels. A QEP will be contracted to lead and oversee this work. The city expects to complete Phase I reports that comply with the State of Connecticut’s DEEP guidance as well as the ASTM standard and All Appropriate Inquiry (AAI) Rule. Three reports are anticipated in the first year, but additional reports will be prepared depending on budget.

It is anticipated Phase II Environmental Assessments will be completed for 3 of the sites (the priorities sites) within the first and second year of the grant period. Phase II assessments will include the preparation of site-specific QAPPs and site investigations of shallow and subsurface soil and groundwater. Hazardous building materials assessments for presence of lead-based paint, asbestos and/or PCBs will also be conducted at abandoned buildings present at each site. A comprehensive Phase II site assessment report including development of conceptual site models, will be prepared for each site to meet state guidance requirements. Updated information will be added in EPA’s ACRES database for tracking.

Task 4: Reuse and Cleanup Planning – Ansonia will utilize the grant funding to conduct remedial planning. It is predicted that after completion of Phase II work, the priority sites will undergo initial remediation planning in phases. Reuse planning will include the development of the state’s Environmental Conditions and Assessment Form (ECAAF), used to place sites into the Voluntary Remediation Program (VRP) [note, the Building 70 site has already been submitted]. This program

expedites the cleanup process by allowing Licensed Environmental Professionals (LEPs) to oversee site cleanup. Remedial action plans and Draft ABCAs will be created for cleanup planning use.

Furthermore, the city expects to use some of the grant funding for reuse planning, specifically non-environmental related plans such Section 106 historic use determinations and parking needs assessments. The historic use determinations would be coordinated with the SHPO.

b. Cost Estimates and Outputs

The proposed budget is shown in the following table, with cost details describe below the table:

Budget Categories		Project Tasks				Total
		1. CA Oversight	2. Community Outreach	3. Site Assessment	4. Reuse Planning	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$2,200	\$0	\$0	\$0	\$2,200
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$1,200	\$0	\$0	\$1,200
	Contractual	\$0	\$3,600	\$240,000	\$53,000	\$296,600
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$2,200	\$4,800	\$240,000	\$53,000	\$300,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$2,200	\$4,800	\$240,000	\$53,000	\$300,000

Task 1: Cooperative Agreement Oversight – Costs for this task include estimated travel expenses (\$2,200 using estimated mileage [\$200], airfare [\$800], and hotel [\$1,200] for two people to attend one national brownfields conference for 2 days/3 nights, and two regional meetings with the State DEEP, DEDC and EPA).

Task 2: Community Outreach – Because the city's staff time will be contributed to this task, only funds are requested for outreach expenses for meeting advertising and supplies needs (\$400 per meeting x 3) and for the QEP to prepare for and attend the meeting (\$1,200 per meeting x 3).

Task 3: Site Assessments – Ansonia plans to utilize greater than 50% of the funding to update Phase I Assessments (AAI) on 3 or more parcels and conduct Phase II type assessments on the three priority parcels. A QEP will be contracted to conduct and oversee this work.

- Phase I/AAI reports (3). Outputs anticipated are Phase I reports that comply with the State of Connecticut's DEEP guidance as well as the ASTM standard and AAI Rule (3 anticipated; \$15,000 total for updated AAI, per a QEP).
- Phase II Assessments (3). This cost has been estimated by a QEP at \$75,000 for 2 sites, and \$45,000 for the Building 70 site; plus asbestos and PCB assessment for building components at \$15,000 each per site for 2 sites (already performed at the Extrusion Mill) [total of \$225,000]. This is based on typical Phase II costs for subsurface soil and groundwater sample collection, analyses and reporting. For outputs, a site specific QAPP will be prepared for each project site. Following its assessment, a comprehensive Phase II site assessment report, including conceptual site models, will be prepared for each site.

Task 4: Reuse and Cleanup Planning – The city will utilize this appropriation for the completion of remediation planning for the selected Phase II ESA sites. It is predicted that the sites assessed will undergo initial remediation planning phases.

- A draft remedial action plan for each site is estimated at \$8,000 to \$12,000 per site [total estimate of \$30,000 per QEP for all 3 priority sites].
- Area-wide planning, including historic (SHPO) assessment of 3 properties (\$5,000 each = \$15,000) and a traffic assessment for the target area (\$8,000, estimated by planning firm).

c. **Measuring Environmental Results**

Outcomes from the site assessments will include encouragement to advance vacant sites into the development process using real data and information, and provide support to existing property owners and stakeholders to help leverage additional funding to move towards cleanup. **Outputs** will include a series of environmental reports, meetings, updates to the repository, notifications to the State DEEP, and reports to EPA (quarterly and those via ACRES).

Task	Outcomes	Outputs
Tracking progress (short and long term)	- Sites assessed, COCs/exposures identified, conceptual site models and risk management approaches	-Quarterly reports showing milestones and budgets (captured in ACRES)
Phase I/II ESAs	-Provide data to community on site hazards and cleanup needs (short and long term impacts) -Support planning for cleanup	-QAPP(s) for sampling activities -Up to 3 Phase I/II reports -Community meeting on site hazards and awareness
Cleanup planning	-Facilitate community discussion on cleanup approaches and costs. -Leverage interest from other source of cleanup investments	-3 ABCAs -3 historic reuse review; traffic planning study -Community meeting and discussion on cleanup approaches

Other longer term outcomes from this grant will include increased tax benefits and jobs expected after future cleanup and development of several sites. Future redevelopment will leverage many jobs for construction activities. The facilities constructed will realize local jobs and more tax revenue for the community. The city is committed to the long term use of ACRES to input the outcome data to help EPA track these brownfields redevelopment metrics.

4. **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

a. **Programmatic Capability**

i. **Organizational Structure**

The City of Ansonia utilizes the experience of its Department of Economic Development staff to administer grants related to brownfields and other development concerns, such as key infrastructure planning and updates, regional planning, housing and community support. This Department is operated by Sheila O'Malley, its director. Ms. O'Malley has over 23 years of experience with economic development, including brownfields related development, in the state of Connecticut. She has spent 4 years with Ansonia, and prior to that she served as the Economic

Development Director and Chief of Staff for Derby and Waterbury and the Projects and Grants Coordinator for U.S. Congressman J. Maloney. She is Vice Chairman of the Naugatuck Valley Regional Brownfield Pilot and Chairman of the Naugatuck Valley Economic Development District (a 22 town and city region).

Ms. O'Malley is supported by a full time grants manager and legal counsel. Together, this team implements the various grants across the city related to economic development. Ansonia also has full time accounting staff that supports the procurement, purchase order development, and invoicing for contractors (in this case, the QEP and other contractors such as planners, surveyors, laboratories, drillers, etc). Note that the time and effort spent by the city staff managing the grant requirements is contributed by the city.

b. Past Performance and Accomplishments

The City of Ansonia does not have and has not previously received an EPA Brownfield Grant.

ii. Has Not Received an EPA Brownfields Grant but has Received Other...Agreements

Ansonia has received and implemented several federal and state grants, including brownfield grants from the State's DECD. Several key grants are described below. Note that the city has never received an unfavorable rating finding or audit finding for these grant awards.

Grant	Key Activity / Output / Outcome
CT DECD Brownfield Assessment Grant (\$146,000) – Main Street Corridor	<ul style="list-style-type: none"> - Phase I and Phase II site assessment at 65 Main Street, allowing City to take property under transfer negotiations. - Building assessment that supported property transfer from city to private developer (497 East Main Street). Soon to be mixed use space on Main Street. - Building assessment currently supporting city's efforts to renovate brownfield site into new police station headquarters. Note, the city has hired an architect to complete design, working with public building committee.
Urban Act Grant - \$500,000	<ul style="list-style-type: none"> - Provided UST and contaminated soil removal from 497 East Main Street brownfield site. Remedial action report and land use restriction completed. - Property transferred to private developer upon completion. Building expected to be renovated in the current year.
NVCOG Brownfield Assessment Sub-Grant (\$75,000) – 420 Main Street Property	<ul style="list-style-type: none"> - NVCOG provided a \$75,000 sub-grant for site assessment at a former vacant property once part of an industrial property. - Phase II assessment and report with cleanup planning was completed. - Current owner / developer is designing retail and restaurant space reuse for this 1.4 acre site. Active design and planning in motion with city input.

Attachments to Grant Application
Community Wide Assessment
Ansonia, Connecticut

A. Threshold Criteria Response

B. Leverage Resources (CT DECD Grant)

C. State Letter

A. Threshold Criteria Response

Threshold Criteria Response
Ansonia, Connecticut – Brownfields Community-wide Assessment

1. Applicant Eligibility:

The applicant is the City of Ansonia, Connecticut, a municipal government (General Purpose Unit of Local Government).

2. Community Involvement

The city, through its Department of Economic Development, will engage the public during this grant period. Ansonia plans to advertise for and host a public meeting to announce the grant award and its plans for use. At this meeting, the city will solicit comments and questions and provide answers as required. The city will also post updates on its website to show progress of the assessment activities. An additional meeting will be scheduled and hosted to reveal the results of the assessment activities at each site.

Other project stakeholders such as State regulatory staff, site owners, developers, and key city staff will be updated via regular communication such as emails and conference calls. Ansonia will share the updates it provides to EPA as part of the quarterly reporting requirements.

3. Expenditure of Funds

The city does not have an active EPA brownfield assessment grant and this would be the very first one for assessment or cleanup.

B. Leverage Resources (CT DECD Grant)



Department of Economic and
Community Development

Connecticut
still revolutionary

August 11, 2015

**DECD grant with funds that can
be applied to the Building 70 site
on Main Street and sites adjacent
to it.*

Mayor David S. Cassetti
City of Ansonia
253 Main Street
Ansonia, CT 06401

Dear Mayor Cassetti:

The Department of Economic and Community Development is pleased to submit a proposal for assistance in support of Ansonia's plans for the redevelopment of City Center Block. The following pages contain a project description and supporting details of a financial assistance package developed jointly between your staff and ours.

This proposal represents Governor Malloy's continuing commitment to support Connecticut's municipalities and we are pleased to have an opportunity to work with you on this project. The success of your project and your community are important to us.

Our staff will continue to be available to you and your staff throughout the duration of the project. If you have any questions concerning this proposal please contact Lilia Kieltyka, your Project Manager, at 860.270.8193.

Sincerely,

Tim Sullivan
Deputy Commissioner

Agreed and Accepted By:

City of Ansonia

David S. Cassetti

Mayor

8-13-15

Date

BACKGROUND

Applicant Description: The City of Ansonia, located in New Haven County is a community of over 19,000 residents. The City is situated on approximately 6.2 square miles and was primarily known for high quality copper, brass fabrication, metal, and textile products. The City is governed by a Mayor and Board of Alderman form of government.

Project Description: State brownfield grant funds will be utilized to secure an environmental consultant to conduct environmental investigation. The properties involved in the investigation include 497-501 East Main Street and 153 Main Street. The approximate 1.6 acre site includes three buildings know as the City Center Block.

SOURCE AND USE OF FUNDS

Sources of Funds

DECD Municipal Brownfield Grant – Round 7	146,000
Total	\$ 146,000

Use of Funds

Administrative Cost – Legal	\$ 5,000
Hazardous Materials Assessment	\$ 57,000
<u>Environmental Assessment</u>	<u>84,000</u>
Total	\$ 146,000

** The figures above may be amended from time to time through requests for revisions to the Project Financing Plan and Budget, as approved by the Department of Economic and Community Development.*

FINANCIAL ASSISTANCE PROPOSAL

This financial assistance proposal is based upon the commitment of the City of Ansonia (hereafter, the "Applicant"), to implement the project as described herein. The State of Connecticut, acting through the Department of Economic and Community Development (hereafter, "DECD") and under the provisions of the C.G.S. Sec. 32-763 proposes a financial assistance package consisting of a grant in the total amount of \$ 146,000. DECD financial assistance shall not exceed \$146,000 as described in this proposal and as set forth in the most recently approved Project Financing Plan and Budget. The components of this financial assistance are outlined below:

Applicant:	City of Ansonia
DECD Financing:	\$ 146,000 Grant



Department of Economic and
Community Development

Connecticut
still revolutionary

Catherine H. Smith
Commissioner

September 22, 2014

Mayor David S. Cassetti
City Hall
253 Main Street
Ansonia, CT 06401

**CT DECD grant with funds
remaining that
can be applied to the Extrusion Mill
assessment and properties nearby*

Re: 7 Riverside Drive & 75 Liberty Street Municipal Brownfields Assessment Grant

Dear Mayor Cassetti:

Congratulations! The Department of Economic and Community Development is pleased to award the City of Ansonia a grant in the amount of \$200,000 in response to your application for assessment funding under the Remedial Action and Redevelopment Municipal Grant Program & Targeted Brownfield Development Loan Program.

This award represents Governor Malloy's continuing commitment to support Connecticut's municipalities, remediate the vacant and blighted properties that are a legacy of our manufacturing history, and repurpose the properties for redevelopment and job creation.

As a next step, DECD will work with your staff to develop a Financial Assistance Proposal ("Proposal"). This proposal will outline the key terms of the grant funding as well as any conditions that City of Ansonia will need to meet in order to access this funding. To facilitate this process, DECD will schedule a kickoff conference call with your staff in the next two weeks.

We expect to deliver a draft Proposal the City of Ansonia by October 15, 2014.

Once the Proposal is delivered you, you will then have fifteen (15) days to review the Proposal, accept the terms and conditions, and return the signed acceptance sheet to the project manager's attention. If you do not return the signed acceptance within the allotted time, this offer of assistance may be withdrawn.

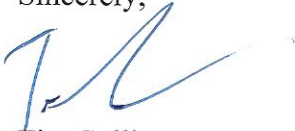
Upon receipt of the signed acceptance sheet, DECD will initiate the contracting process and have counsel appointed to draft the Assistance Agreement ("Agreement") and other closing documents. You will then return a signed Agreement to our closing attorney with the required closing documents. Once the Agreement is signed, the contract will be forwarded to the Office of the Attorney General for Approval as to Form. The Agreement process should take 6-8 weeks.

Importantly, as of the date of this letter, you may begin incurring costs that would be eligible for reimbursement under the Agreement.

Our staff will continue to be available to you and your staff throughout the duration of the project. If you have any questions concerning this proposal please contact Ned Moore, your project manager, at **(860) 270-8148**.

We are pleased to have an opportunity to work with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to be 'TS' or 'Tim Sullivan', written over a horizontal line.

Tim Sullivan

Director of Waterfront, Brownfield and Transit-Oriented Development

cc: Sheila O'Malley, Director, Economic Development

C. State Letter

January 15, 2019

Mayor David S. Cassetti
City of Ansonia
253 Main St.
Ansonia, CT 06401

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 19

Mayor Cassetti:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Ansonia intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2019. The City of Ansonia plans to use the grant funding to conduct assessment activities at various properties contaminated with hazardous substances and petroleum, including but not limited to the former Ansonia Copper and Brass site at 75 Liberty St. and 75 Riverside Dr. in Ansonia.

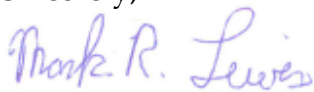
If petroleum assessment grant funds are awarded by EPA, DEEP or EPA must determine the eligibility of each petroleum site before any site specific assessment activity is undertaken using the petroleum assessment grant funds.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on our web site at

http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,



Mark R. Lewis
Brownfields Coordinator
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)
Ms. Sheila O'Malley, City of Ansonia (via e- mail)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

CT

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Ansonia

* b. Employer/Taxpayer Identification Number (EIN/TIN):

066001861

* c. Organizational DUNS:

9321337470000

d. Address:

* Street1:

253 MAIN STREET

Street2:

* City:

ANSONIA

County/Parish:

CT

* State:

CT: Connecticut

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

06401-1855

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

SHEILA

Middle Name:

* Last Name:

O'MALLEY

Suffix:

Title:

Organizational Affiliation:

City of Ansonia

* Telephone Number:

2034371598

Fax Number:

* Email:

somalley@ansoniac.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community - Wide Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

3rd

* b. Program/Project

3rd

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/01/2019

* b. End Date:

09/01/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Sheila

Middle Name:

* Last Name:

O'Malley

Suffix:

* Title:

Economic Development Director

* Telephone Number:

2034371598

Fax Number:

* Email:

somalley@ansoniacct.org

* Signature of Authorized Representative:

Sheila O'Malley

* Date Signed:

01/31/2019